

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	LEGERE JOSEPH C/CAROLANN				
Owner 2:					
Owner 3:					
Street 1:	45 RIVER ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	LEGERE JOSEPH C--ETAL -		
Owner 2:	LEGERE CAROLANN L -		
Street 1:	45 RIVER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Aluminum Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14050	Total SF/SM:	6120	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,883	SpL Credit	Total:	482,900
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6120.000	197,800		482,900	680,700		25886
							GIS Ref
							GIS Ref
Total Card	0.141	197,800		482,900	680,700	Entered Lot Size	GIS Ref
Total Parcel	0.141	197,800		482,900	680,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		443.16	/Parcel: 443.16	Land Unit Type:	10/05/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	197,800	0	6,120.	482,900	680,700		Year end	12/23/2021	PRINT	
2021	101	FV	191,000	0	6,120.	482,900	673,900		Year End Roll	12/10/2020		Date
2020	101	FV	190,900	0	6,120.	482,900	673,800	673,800	Year End Roll	12/18/2019	12/29/21	22:45:20
2019	101	FV	180,900	0	6,120.	513,100	694,000	694,000	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	180,900	0	6,120.	374,200	555,100	555,100	Year End Roll	12/20/2017		
2017	101	FV	180,900	0	6,120.	325,900	506,800	506,800	Year End Roll	1/3/2017	10/05/16	15:02:4
2016	101	FV	180,900	0	6,120.	277,700	458,600	458,600	Year End	1/4/2016	danam	
2015	101	FV	169,300	0	6,120.	271,600	440,900	440,900	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

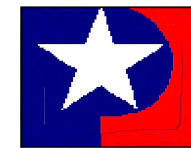
ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2016	Measured	DGM	D Mann
10/5/2016	Permit Visit	DGM	D Mann
3/27/2009	Meas/Inspect	163	PATRIOT
3/1/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: _____

VERIFICATION OF VISIT NOT DATA

___/___/___



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	25886
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

